

058.A

0001

0005.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

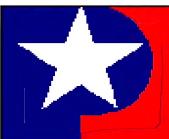
413,500 / 413,500

USE VALUE:

413,500 / 413,500

ASSESSED:

413,500 / 413,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		FRAZER RD, ARLINGTON

OWNERSHIP

Owner 1:	N & A FRAZER REALTY TR	Unit #:	6
Owner 2:			
Owner 3:			
Street 1:	30 CRESCENT HILL AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1953, having primarily Stucco Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6051																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	413,500			413,500		126839
							GIS Ref
							GIS Ref
							Insp Date
							10/16/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	413,500	0	.	.	413,500		Year end	12/23/2021
2021	102	FV	406,100	0	.	.	406,100		Year End Roll	12/10/2020
2020	102	FV	398,700	0	.	.	398,700	398,700	Year End Roll	12/18/2019
2019	102	FV	383,900	0	.	.	383,900	383,900	Year End Roll	1/3/2019
2018	102	FV	348,300	0	.	.	348,300	348,300	Year End Roll	12/20/2017
2017	102	FV	311,300	0	.	.	311,300	311,300	Year End Roll	1/3/2017
2016	102	FV	311,300	0	.	.	311,300	311,300	Year End	1/4/2016
2015	102	FV	295,100	0	.	.	295,100	295,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16343-564		8/1/1985			1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/18/2003	695	Re-Roof	2,260					SPLIT W/10 CONDO U	10/16/2018	Measured	DGM	D Mann
									8/24/2005	Info Fm Prmt	BR	B Rossignol
									5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 8 - Condo TnHs.		Full Bath: 1	Rating: Average	A Bath:	Rating:	Building Number 1.													
Sty Ht: 2 - 2 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:														
(Liv) Units: 1	Total: 1	1/2 Bath: 0	Rating: Average	A HBth:	Rating:														
Foundation: 1 - Concrete		OthrFix:	Rating:																
Frame: 1 - Wood																			
Prime Wall: 6 - Stucco																			
Sec Wall:	%																		
Roof Struct: 2 - Hip																			
Roof Cover: 1 - Asphalt Shgl																			
Color: WHITE																			
View / Desir: N - NONE																			
GENERAL INFORMATION																			
Grade: C - Average																			
Year Blt: 1953	Eff Yr Blt:																		
Alt LUC:	Alt %:																		
Jurisdict:	Fact: .																		
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION																			
Avg Ht/FL: STD																			
Prim Int Wal 2 - Plaster																			
Sec Int Wall:	%																		
Partition: T - Typical																			
Prim Floors: 4 - Carpet																			
Sec Floors:	%																		
Bsmnt Flr:																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 3 - Electric																			
Heat Type: 6 - Elec Base/B																			
# Heat Sys:																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:				Model:				Serial #:				Year: Color:			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 058.A-0001-0005.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value		
More: N Total Yard Items: Total Special Features: Total:																			